



**REQUEST FOR
QUALIFICATIONS**

**VILLAGE OF
BARRINGTON, ILLINOIS**

REDEVELOPMENT OPPORTUNITY
Located at the SWC of Hough and Main Streets

Issued by the Village of Barrington
July 10, 2006



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REQUEST FOR QUALIFICATIONS VILLAGE OF BARRINGTON, ILLINOIS

REDEVELOPMENT OPPORTUNITY LOCATED AT THE SWC OF HOUGH AND MAIN STREETS

INTRODUCTION

The Village of Barrington ("Village") is seeking proposals from qualified developers to undertake a redevelopment project on Village owned property ("Village Property") located at the southwest corner of Hough and Main Streets (closed gas station property) and Chase owned properties ("Chase Property") located at the northwest corner of Hough and Station Streets immediately south of Village Property and on Main Street immediately west of Village Property. The redevelopment site ("Redevelopment Site") consists of Village Property and Chase Property and totals approximately 1.6 acres.

The Village will make the Village Property available for redevelopment to a qualified developer in return for a comprehensive redevelopment project that includes a combination of retail and for-sale residential uses including a possible bank facility for Chase with drive-thru, and public amenities, to include, but not limited to, shared and/or public parking, pedestrian connections, streetscape and an architectural structure that creates a sense of progressive development yet is respectful of Barrington's historic character.

The Village is committed to preserving and improving the quality of life for Barrington residents by continuing to reinvest in the Village Center. The Village Board has undertaken the following projects as part of its revitalization efforts:

- Adopted the Village Center Master Plan in 1999, updated in 2006
- Adopted the Village Center Tax Increment Redevelopment Project Area in 2000
- Implemented a comprehensive streetscape program to enhance the physical appearance of the Village Center
- Approved the Cook Street Plaza mixed-use project that includes underground parking, 21 for-sale residential units, and 18,000 square feet of retail. This project has brought new tenants to the Village Center, including Franceses's Familia Restaurant, Caribou Coffee, Kelley's Wine Cellar and NV Clothing. The success of this project further enhances the opportunity for new mixed-use projects.
- Acquisition of the Citgo site.

The Village of Barrington is committed to implementing a plan for the Redevelopment Site that enhances the economic viability of the Village Center. The general redevelopment goals for the Village Center are:

- To maintain the Village's small town traditional character, while accommodating modern shopping and business needs.
- To improve the quality of life in the Village Center and the Village by eliminating deterioration and obsolescence.

- To maintain the Village Center as a viable, attractive and convenient shopping/cultural hub that continues to attract shoppers and visitors from throughout the Barrington area.
- To strengthen the economic base of the Village and the larger community area by revitalizing the Village Center as an active town center with a range of retail, service, office, cultural, residential and public uses.
- To increase the real estate and sales tax base for the Village.
- To encourage sound economic development in the Village Center thereby creating employment opportunities commensurate with the capacity of the area.
- To create quality residential units for its residents.

SOLICITATION OF DEVELOPERS

The Village is seeking a developer or development team (“Developer”) capable of carrying out a project described in this Request for Qualifications (“RFQ”) document. A Developer will be selected to be responsible for all components of the redevelopment project. To the extent necessary, individual specialized firms are encouraged to team up with other firms to provide a comprehensive team.

The Village will select a qualified Developer from the RFQ process who has a vision for the Redevelopment Site consistent with the Village’s redevelopment objectives. Consideration will be given to the Developer’s past development successes, demonstrated ability to attract quality retailers, financial strength, quality of past development projects, demonstrated ability to enter into and to successfully achieve the objectives of public/private partnerships and a willingness to work with the Village in partnership to finalize a development plan for the Redevelopment Site.

Selection Process

Prospective Developers are asked (*but not required*) to visit the site and meet with Village Staff prior to responding to this Request. The Village will hold an informational meeting on **Tuesday, July 18, 2006 at 10:00 a.m.** to review the submittal requirements and address questions from prospective Developers. The informational meeting will be held at the Barrington Village Hall, second floor, 200 South Hough Street, Barrington, IL. In addition, the Village has established specific dates for prospective Developers to schedule individual meetings with the Village’s Economic Development Advisor to discuss the RFQ and tour the redevelopment site. The dates for the individual site tours are July 19 and 20, 2006 and August 3 and 7, 2006. Prospective developers are encouraged to call Jean Emerick, Administrative Assistant at 847-304-3444 to make an appointment. Every effort will be made to address any and all issues raised by prospective Developers regarding this solicitation process.

In response to this RFQ, prospective Developers are asked not to make direct contact with the local Chase bank personnel. Prospective Developers should contact the Village’s Economic Development Advisor to obtain the contact information for the Chase representative.

Since the Village is making its decision on the selection of a preferred Developer based on qualifications, it is important that a prospective Developer submittal information include past projects, and other factual information that is detailed later in this RFQ. No specific conceptual plans are required. Conceptual plans may be submitted by a prospective Developer if the prospective Developer is of the opinion that a conceptual plan may be beneficial in illustrating the vision and unique capabilities of the development team. This may be in the form of past projects for suburban downtown areas.

The Village Staff will review the qualification proposals. The Village may or may not elect to interview all prospective Developers submitting proposals. Each prospective Developer selected to be interviewed will be required to make a formal presentation on their qualifications and desired vision for the Redevelopment Site. Following the completion of the interview process, a recommendation will then be submitted to the Village Board of Trustees.

Developer qualifications will be received no later than 10:00 a.m. on Tuesday, September 12, 2006 (“Qualification Deadline”).

The Village has established a preliminary calendar of targeted dates to serve as a guide for prospective Developers for the selection process. The Village will make every effort to adhere to this schedule, but recognizes that dates may need to be adjusted during the solicitation process. HOWEVER, THE QUALIFICATION DEADLINE WILL NOT BE ADJUSTED.

REQUEST FOR QUALIFICATIONS TARGETED TIMELINE

TASK	TARGET DATE
Release of solicitation package	July 10, 2006
Information meeting *	July 18, 2006 10:00 a.m. - Village Hall
Available dates for site visits with Economic Development Advisor**	July 19 & 20 August 3 & 7, 2006
QUALIFICATION DEADLINE	SEPTEMBER 12, 2006
Preliminary timeframe for Developer interviews	September 20-October 4, 2006
Targeted time period for recommendation to the Village Board of Trustees	October 2006

**The Village will host an informational meeting at Village Hall on July 18, 2006 to review the RFQ requirements and answer any questions from the prospective Developer teams. This meeting is not mandatory, but is being held to address specific questions or issues regarding the redevelopment request.*

***The Village has established specific dates during which prospective Developers can schedule a meeting Village's Economic Development Advisor to obtain a better understanding of the Request and to tour the redevelopment site. To schedule an appointment please call Jean Emerick at 847-304-3444*

REDEVELOPMENT PROJECT AREA

The Redevelopment Site encompasses approximately 1.6 acres and includes the Village Property and the Chase Property. **Exhibit I:** “Redevelopment Site” represents the properties included as part of this RFQ.

The Redevelopment Site is located at the 100% corner in the heart of the Village Center, visible to high volumes of traffic at the intersection of Hough Street (Route 59) & Main Street (Lake Cook Road). On average, approximately 20,000 vehicles pass through this intersection on a daily basis. In addition, the Redevelopment Site is approximately two (2) blocks from the Metra Commuter Train Station, which serves approximately 1,724 passengers, per day, to and from the Barrington area.

The Village recently accepted the 2006 Market Study and Strategy Recommendation Report, undertaken to identify the retail and residential opportunities for the Village Center. The report identifies mixed-use development opportunities as a strategy to grow the retail and residential market in the Village Center. The report has identified the Village’s primary trade area as the 60010 zip code which includes all of the BACOG communities (*Barrington, Barrington Hills, North Barrington, Lake Barrington, Inverness, Tower Lakes, Deer Park, and South Barrington*). As development and redevelopment occur in the Village Center, the opportunity to expand the trade area will be an important element to strengthen the Village Center.

The Village Center is comprised of 330 businesses which occupy an estimated 868,000 square feet. A Co-tenancy Map included in the addendum represents the strength of independent retailers in proximity to the Redevelopment Site. The economic climate in the Village is relatively strong. Major employers have been attracted to Barrington because of good accessibility, public transportation, a well-educated labor force and the proximity to a variety of housing styles and price points. Major area employers include GE Medical Systems, Recon Optical, Inc., Harris Bank Barrington, Barrington Bank & Trust, Pepsico, Community Unit School District 220, Pepper Construction, Motorwerks of Barrington and Advocate Good Shepherd Hospital. The Village has a daytime population of approximately 12,000 total private sector employees which is a significant number relative to the size of the community.

The Village has made a significant investment in the Village Center with the implementation of a streetscape beautification program that establishes pedestrian connections and improved public sidewalks to make the downtown more pedestrian friendly. The Village continues to look at ways to increase the tax base and improve the business district. This RFQ is yet another way to encourage reinvestment in the Village Center.

The Village’s intent is to work with a Developer on a redevelopment project for the above-described Redevelopment Site. It is at the sole discretion of the prospective Developer as to whether to pursue the incorporation of additional adjacent properties into their project. If the Developer is considering acquiring additional properties a statement addressing the general types of uses proposed for the additional properties should be included in the Vision Statement which is to be provided as part of the response to this RFQ. The response to this RFQ shall not rely on the Village to pursue the acquisition of additional properties for purposes of expanding the Redevelopment Site. **Exhibit II:** “Additional Property Information for Adjacent Properties to the Redevelopment Site” is an aerial map which identifies the adjacent properties that could possibly be considered for inclusion in the redevelopment project.

The Village has previously retained the Lakota Group, an urban planning firm, to prepare an illustrative concept plan for the Redevelopment Site. This concept plan was developed to provide the Village with an understanding of the type of development that could potentially occur on the Redevelopment Site. **Exhibit III**, “Illustrative Concept Plan” provides a general understanding of the potential development for the Redevelopment Site. The Illustrative Concept Plan incorporates retail, for-sale residential and a bank facility as a development scenario for the Redevelopment Site.

The Village encourages the prospective Developer to consider other creative solutions or approaches for the redevelopment of the Redevelopment Site. The prospective Developer should take into consideration the following development objectives:

Retail/Restaurant: Create a place for destination-oriented sales tax generating retail shops that front on Main Street and Hough Street, with strong preference for a 1 or 2 story book store or specialty anchor tenant, a quick casual restaurant and specialty retail tenants. The Village is seeking a plan with a merchandizing mix that enhances the existing retail environment. The merchandising mix may include a Chase Bank. *If Chase chooses to not locate within the Redevelopment Site, the Village would not permit another bank use as part of the retail merchandising mix.*

Residential: Consideration of two (2) floors of for-sale residential above retail.

Parking: Sufficient parking to meet the demand for the proposed development and work with the Village for consideration of up to an additional 50 to 75 public parking spaces.

Pedestrian Connections: The project should complement the existing fabric of the Village Center and incorporate landscaping and public amenities into the plan to make it pedestrian friendly.

Architecture: The architectural design of the building should complement the Village’s historic character and should be consistent with the B-4 Zoning regulations (3 story height limitation) and Village Center Master Plan.

Exhibit I: Redevelopment Site
SWC of Hough and Main Streets

Catlow Ct

Main St

N Hough St

Citgo Property
Owner: Village of Barrington
Parcel Size: 24,721 sq. ft.

Chase Property
Owner: Chase Bank
Property Size: 45,044 sq. ft.

S Hough St



Exhibit II: Additional Property Information for Adjacent Properties

Main St

Catlow

N Hough St

S Hough St

Owner: Mike Miller
Parcel Size: 8,481 sq. ft.

Owner: Chase Bank
Parcel Size: 8,245 sq. ft.

Owner: Chuck Hines
Parcel Size: 18,048 sq. ft.

Owner: Village of Barrington
Parcel Size: 24,721 sq. ft.

Owner: Herbert Walbaum
Property Size: 13,269 sq. ft.

Owner: Oak Brook Bank & Trust
Parcel Size: 7,213 sq. ft.

Owner: Chase Bank
Property Size: 7,018 sq. ft.

Owner: Chase Bank
Property Size: 22,157 sq. ft.

Owner: Chase Bank
Parcel Size: 7,624 sq. ft.

Station St





SITE DATA - ALTERNATE 1 - RESIDENTIAL

RETAIL/BANK	24,000	SQUARE FEET
CONDOMINIUMS	26	UNITS
RETAIL PARKING	72	SPACES (3 PER 1000)
CONDO PARKING	39	SPACES (1.5 PER UNIT)
TOTAL REQUIRED	111	SPACES
TOTAL PROVIDED	173	SPACES

NOTES:

- OPTIONAL 2ND STORY RETAIL WOULD REQUIRE AN ADDITIONAL 18 PARKING SPACES
- CONDOMINIUM UNITS ASSUMED AT A 1,630 SQ. FT. FLOORPLAN
- CONDOMINIUM UNITS ARE SHOWN ABOVE BANK FOOTPRINT
- ±14 ANGLE PARKING SPACES ALONG STATION STREET WOULD BE USABLE BY THIS DEVELOPMENT BUT ARE NOT COUNTED TOWARDS THE PARKING TOTAL

LAKOTA
 THE LAKOTA GROUP, INC.



SUBMISSION REQUIREMENTS

The following outlines the submission requirements for responding to the RFQ. Since the Village will base its decision on qualifications, it is important that the information requested and submitted articulates the prospective Developer's qualities, strengths and ability to undertake the project.

Qualifications Statement

Each submission should include a qualification statement containing information that demonstrates the prospective Developer's ability to undertake the redevelopment project.

Vision Statement and Optional Conceptual Plan

Provide a brief summary of the prospective Developer's vision for the Redevelopment Site, including size of the development, potential uses and approach for undertaking the project. Conceptual plans are **not required** to be submitted. However if the prospective Developer determines that a conceptual plan better articulates or expresses their ability to undertake this project, then a conceptual plan can be submitted at the Developer's discretion.

Firm/Team Description

Prospective Developers should provide qualifications for each firm to be involved in the project, including the development entity who will lead the redevelopment effort, architect, engineer, contractor, economic financial advisor, attorney, and leasing and management entity. Depending on the capabilities of the prospective Developer, the team may include as few or as many firms as required to complete the project. For all companies on the team, the following information is required:

- Identification of principals of the firm who will be involved in the project including their roles, responsibilities, and authorities.
- Background information on the size of each firm and the depth of experience of their personnel.
- Resumes of the persons who would be responsible for the day-to-day operation. Please include resumes of all other key persons who will be directly involved in the project.

Organizational Structure and Work Load

Explain the organizational structure and workload of the development entity.

- Legal name of development entity and managing entity that will be considered the Developer.
- Proposed business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.). It is understood that this can change as the project moves forward, and changes would need to be disclosed to and approved by the Village.

- If the prospective Developer is a subsidiary or affiliate of any other corporation, list such entity or entities including name, address, relationship to developer, and officers and directors.
- A statement which confirms the prospective Developer's commitment to the project. Include in this statement a description of the projects currently on the Developer's work plan for 2006, 2007 and 2008, if applicable.
- A proposed organizational chart for the team showing each team member, key personnel, and lines of authority/responsibility.
- Name and contact information for the Project Manager who will be the sole contact person for the development entity.

Experience

Summary of the prospective Developer's experience which summary is to include but not limited to the following:

- Provide a description, location, photograph/rendering, and brief summary of experience with performance of similar projects, especially as they relate to this project.
- Provide a list of project wherein the prospective Developer worked with a municipality as part of their redevelopment efforts and/or wherein the prospective Developer entered into a public/private partnership.
- A comprehensive list of all projects for which the prospective Developer has served as Developer over the past three years including size, construction, cost, major tenants, uses involved, the current occupancy and how/if the prospective developer structured the joint venture, equity investment and financing for these projects.
- Provide the evidence the prospective Developer has, at a minimum, experience in at least two completed projects of similar size and quality as proposed in this RFQ and the financial resources and commitments to develop the property.
- Commitment to the overall goals of the Village including specific land uses and evidence of substantial efforts to comply with the development objectives provided for in the RFQ and the ability to accomplish these objectives.

References

A minimum of three current references for similar projects is required. References should reflect experience with work on public/private ventures with governmental entities. Please include the names, address, telephone number, email address and date for which the prospective Developer worked with the people listed as references. Preference is for at least one reference to be from a governmental entity with significant experience working with prospective Developer on a similar project.

Qualification Submittal Criteria

Prospective Developers are required to comply with the following process for submitting a response to this request for qualifications.

- Submit six (6) copies of the statement of qualification proposal (excluding confidential financial information) and one (1) electronic copy of same information marked “Village of Barrington, Redevelopment Opportunity for the SWC of Main and Hough Streets”) to the Village of Barrington by 10:00 a.m. Tuesday, September 12, 2006, at the following address:

Peggy F. Blanchard
Economic Development Advisor
Village of Barrington
200 South Hough Street
Barrington, IL 60010
847-304-3441

Financial Information

One (1) copy of the following financial information in a sealed envelop marked “Village of Barrington, Redevelopment Opportunity for the SWC of Main and Hough Streets”) To the extent permitted by law this information will be kept **confidential**. As noted below, this information is to be submitted to the Village’s financial consultant, from which he will summarize and present to the Village. The Village’s financial consultant will enter into an appropriate confidentiality agreement if desired by the prospective Developer.

- References from financial institutions with which the prospective Developer have dealt with as a borrower or as a joint venture partner.
- List of threatened, pending or existing litigation or other disputes with which the prospective Developer or joint venture partners are involved or may be party to, include a status of a potential financial settlement and impact on the prospective Developer’s (or joint venture partners) ability to execute the project.
- A list of dates and circumstances in which the prospective Developer or any individual on the proposed development team has ever filed for bankruptcy or has projects that have been foreclosed (or returned to lenders via deed-in-lieu of foreclosure), list dates and circumstances.
- Preliminary evidence that a project in the range of \$25,000,000 -\$30,000,000 is financially viable for the prospective Developer and the prospective Developer’s ability to acquire senior debt financing is a reality for this size of project.

The financial information should be sent or delivered to:

Michael S. Laube, Principal
Laube Companies
200 S. Wacker, Suite 3100
Chicago, Illinois 60606
(312) 674-4537 office
(773) 485-8900 mobile

Submission Deadline

The Village of Barrington will receive qualifications submittals in response to this RFQ until **10:00 a.m. on Tuesday, September 12, 2006**. Proposals can be mailed or dropped off at the Barrington Village Hall, Attn: Peggy Blanchard, Economic Development Advisor, 200 South Hough Street, Barrington, IL, 60010. Proposals should be clearly marked “Village of Barrington, Redevelopment Opportunity for the SWC of Main and Hough Streets”)

It is the responsibility of all respondents to ensure that their submissions of qualifications are received by the stated time and due date. Submissions received after the deadline may be reviewed and considered at the sole discretion of the Village if, in the sole discretion of the Village, it is determined that such consideration is in the best interest of the Village.

The Village has the right to reject any and all submissions received and to seek additional information or clarifications relative to any or all submissions of qualifications received.

Village Documents

The Village is providing as part of this RFQ solicitation packet in the addendum a list of Village staff contacts, a copy of executive summary from the 2006 Village of Barrington Market Study and Strategy Recommendations and the Village Center Co-Tenancy Map..

Prospective developers may obtain the following documents directly from the Village or on the Village’s Web Site (those documents available on the Web Site are noted in bold print).

- **Barrington Zoning Ordinance and any amendments thereto.**
- **2000 Comprehensive Plan (approved April 10, 2000) by Board of Trustees and any amendments thereto.**
- Village Center Master Plan
- Village Center Tax Increment Financing District Redevelopment Project and Plan.
- Special Use Planned Development Process Requirements.
- **2006 Market Analysis and Strategy Recommendations**

EVALUATION CRITERIA

The Village will evaluate qualification proposals using evaluation criteria which includes, but is not limited to, the following:

- 1) Qualifications and experience of the prospective Developer including each team member (architect, contractor, engineer, and others) with projects of similar scale and magnitude.
- 2) Demonstrated credentials, experience, and reputation of personnel identified to lead, execute, deliver, and manage the project to include key proposed consultants such as the architect/urban designer, engineer, landscape architect, and contractor if applicable.
- 3) Demonstrated successful physical and economic/financial experience on projects of similar or larger scopes, value, and quality.
- 4) Demonstrated ability to attract quality retail to past projects and relationships with retail brokers.
- 5) Demonstrated ability or past experience incorporating financial institutions into a mixed use development opportunity.
- 6) Demonstrated successful past performance through references of previous clients including local governments.
- 7) Demonstrated financial resource capability including resources available as equity for the project and strength of financial commitment.
- 8) Demonstrated organizational capacity and managerial capability to successfully execute and deliver projects of similar or larger scopes, value, and quality to include expected execution schedule upon receipt of Village approval.
- 9) Preliminary approach to the development contemplated by the Developer and the willingness to work in partnership with the Village of Barrington.
- 10) Knowledge of Barrington and the potential market for the proposed development.

Qualifications proposals and inquiries should be addressed to:

**Peggy F. Blanchard
Economic Development Advisor
Village of Barrington
200 South Hough
Barrington, Illinois 60010
847-304-3441 Office
847-302-4717 Cell
847-304-3490 Fax**



VILLAGE STAFF

Village Manager's Office, 200 South Hough Street, Barrington, Illinois 60010

Denise Pieroni, Village Manager (847) 304-3401

Peggy Blanchard, Economic Development Advisor (847) 304-3441
Project Manager

Building & Planning, 200 South Hough Street, Barrington, Illinois 60010

Jim Wallace, Director of Building and Planning (847) 304-3460

Paul Evans, Assistant Director of Planning (847) 304-3460

Public Works, 300 Raymond Street, Barrington, Illinois 60010

John Heinz, Director of Public Works (847) 304-3366

Dennis Burmeister, Assistant Director of Public Works (847) 304-3364

Mark Werksman, Assistant Director of Public Works (847) 304-3365

Police Department, 400 Northwest Highway, Barrington, Illinois 60010

Jeff Lawler, Police Chief (847) 304-3301

Police Department, 400 Northwest Highway, Barrington, Illinois 60010

Jim Arie, Fire Chief (847) 304-3601

Jim Feit, Fire Prevention Officer (847) 304-3603

**MARKET ANALYSIS
and
STRATEGY RECOMMENDATIONS
BARRINGTON VILLAGE CENTER**

Prepared for:
The Village of Barrington
June 2006



Community and Economic Development Strategies

GOODMAN WILLIAMS
— GROUP —
REAL ESTATE RESEARCH

I. INTRODUCTION AND SUMMARY OF CONCLUSIONS

New developments on several key blocks in the Barrington Village Center have the potential to energize the commercial core of this community, attracting more shops, housing, and entertainment destinations. To better inform on-going planning and redevelopment efforts, the Village retained Development Manager Peg Blanchard and Goodman Williams Group to complete retail and residential market analyses for the Village Center and put forth a strategy to retain and attract new businesses.

As part of their work program, these consultants completed the following tasks in the winter of 2005 - 2006:

- Met with Village staff and Board members to review goals for the study.
- Reviewed past planning documents, consultant reports, surveys, and other materials made available by Village staff.
- Interviewed local retailers, developers, and downtown property owners to learn of their plans, trends in their businesses, and ideas for Downtown Barrington.
- Created an inventory of all businesses located within the Village Center. Businesses were then grouped into categories and their locations mapped to better understand Barrington's existing commercial base.
- Analyzed the competitive retail environment, identifying nearby shopping centers that attract Barrington residents. This provided an understanding of the coverage patterns of the major national retailers in this market.
- Analyzed expenditure potential within the trade area and compared it with retail sales information for both the Village of Barrington and the larger trade area.
- Identified the types of retail users that would be attracted to Barrington. This list formed the basis for the retail strategy designed to retain existing businesses and attract new ones to the Village Center.
- Completed a residential market assessment to identify specific opportunities for additional residential development in the Village Center.

Summary of Market Conclusions and Strategy Recommendations

The Village of Barrington straddles the Cook County / Lake County border, approximately 35 miles northwest of Downtown Chicago. The Village's population totaled 10,168 in 2000. While it prides itself on being a small town with rural roots, the Village is the commercial center of a cluster of affluent communities that stretches from the Northwest Tollway (I-90) north into central Lake County. The 2000 population of the eight communities and unincorporated areas within the 60010 zip code was 36,679.

Barrington Village Center is served by Metra's Union Pacific Northwest Line. This commuter rail service, as well as the proximity of Northwest Highway (Route 14), has encouraged businesses to locate in the Village Center, including a number of banks and professional service firms. Total private-sector employment in Barrington approaches 12,000, with employees of District 220 schools and other public employers adding to that total. Downtown Barrington has also attracted a significant number of small retail establishments, many of which sell apparel and accessories and home furnishings. Automobile dealerships add significantly to the retail tax base. The historic Catlow Theater is still in operation, and approximately 20 restaurants contribute to the Village's dining and entertainment offerings.

Large-scale retail centers with national tenants are developing in a pattern that effectively surrounds Barrington, in communities where large sites have become available and automobile access is more convenient. In addition to Woodfield and Spring Hill, older super-regional malls, new lifestyle centers have recently been built in Deer Park and Algonquin. Significant additional retail is under construction and planned at the intersection of Routes 72 and 59 in Hoffman Estates and South Barrington. These new centers are attracting many of the national retailers in this market and will continue to cater to residents of the Barrington area.

A retail strategy for Barrington's Village Center must recognize this evolving competitive environment. In addition, it must respect the Village's stated desire to maintain and enhance the small-town character of the Village Center. The market analysis supporting this strategy suggests that over the next five years, there will be sufficient demand for between 110,000 and 150,000 square feet of additional retail space in the following categories:

- Home furnishings
- Clothing and accessory
- Specialty food
- Restaurants
- Books
- Office supplies

Future development should be focused on sites that strengthen the retail core of the Village Center. Enhanced marketing efforts as well as better signage and improved pedestrian connections will be needed to ensure the success of new establishments. Renovating the Catlow Theater and adding to the entertainment offerings will provide residents, commuters, and employees with more reasons to spend time and dollars in Downtown Barrington.

Residential development, either alone or as part of mixed-use projects, will add to the vitality of the Village Center and help support additional commercial establishments. Between 200 and 250 elevator condominium units could be accommodated in various new developments throughout the Village Center. Demand is also strong for attached townhomes, which could be used in various locations to buffer the existing single-family neighborhoods from the commercial development. This type of residential product will attract younger households without adding significantly to the population of school-aged children.

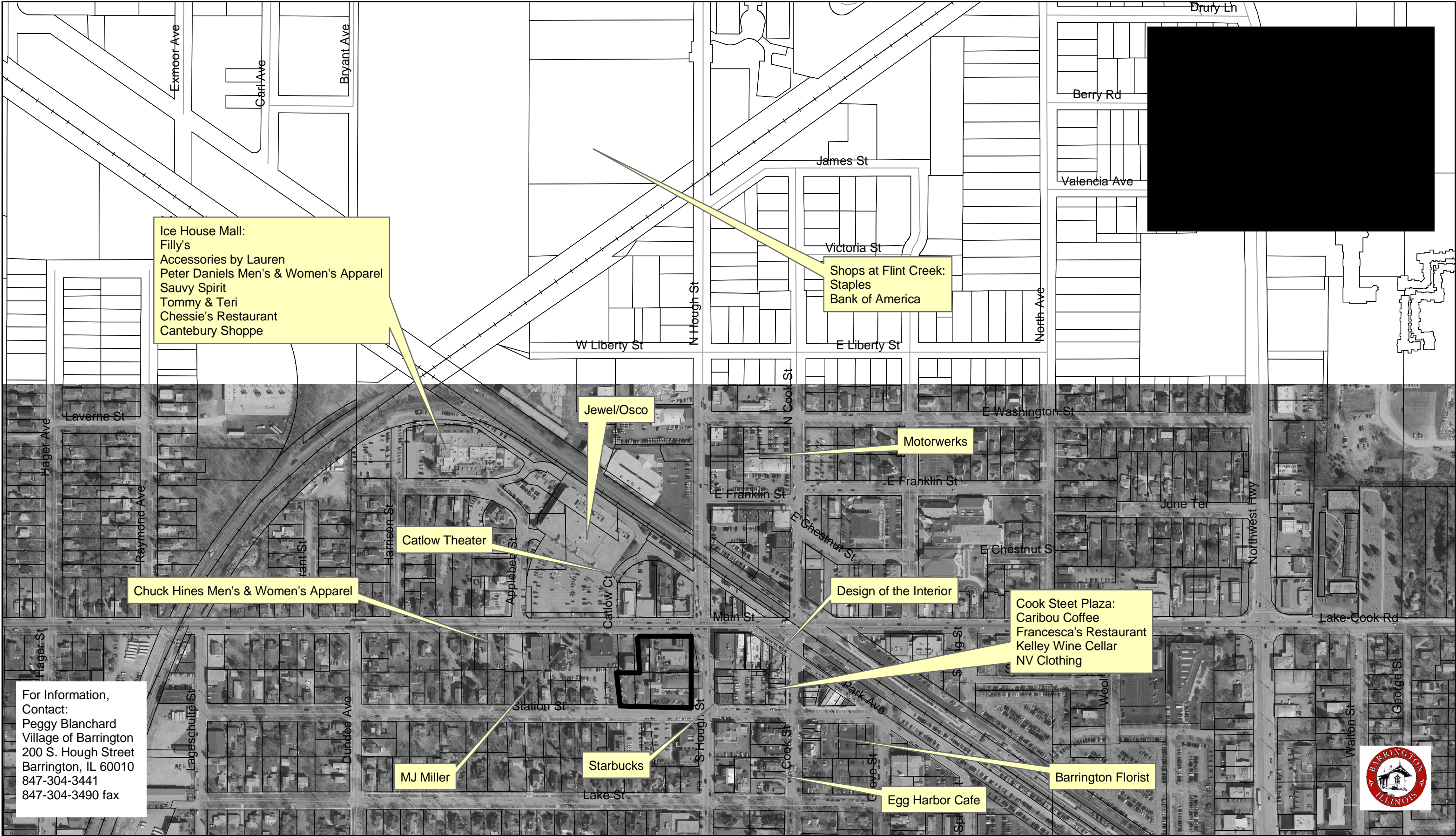
Next steps for initiating the Village Center retail strategy will involve the following efforts:

- Strengthening the Village Center retail core and preserving its Barrington aesthetic;
- Refining tenant retention and retailer recruitment tools;
- Conducting a coordinated marketing campaign for the Village, including special events, image management, production of a new marketing brochure and a more sophisticated internet presence;
- Updating the Comprehensive Plan and Village Center Master Plan. These steps will ensure that the development community understands the Village's vision and goals.

Redevelopment on portions of two key blocks in the Village Center, known as the Citgo and LaSalle projects, will provide the Village with new commercial and residential opportunities. These two sites are situated in the core and will become anchors to help strengthen the area for retail and entertainment venues. A residential component would enhance pedestrian activity for a more lively and active Village Center. The Village should continue to work with property owners and developers to ensure that development on these sites is consistent with market realities and a shared vision for the future of Downtown Barrington.

The Village Center is a valuable asset for the Village and its surrounding communities. Through careful planning and refinement, the Village strategy will focus on increasing the sales tax base, creating an opportunity for new business growth, and enhancing the visual appearance of the area that reflects the historic small town character of Barrington. Future efforts should focus on strengthening the retail core of the Village Center with mixed-use opportunities, while encouraging professional services on the edges. The various downtown destinations must be linked with attractive pedestrian connections and signage that encourage residents and visitors to visit, shop, dine and enjoy Barrington's unique downtown.

Barrington Village Center Co-Tenancy Map



For Information,
Contact:
Peggy Blanchard
Village of Barrington
200 S. Hough Street
Barrington, IL 60010
847-304-3441
847-304-3490 fax

